

TO LET

422 Sq Ft (39.2 Sq M)

- › Town centre location.
- › Offered in a refurbished condition.
- › Suitable for a variety of uses.



24 St. Loyes Street

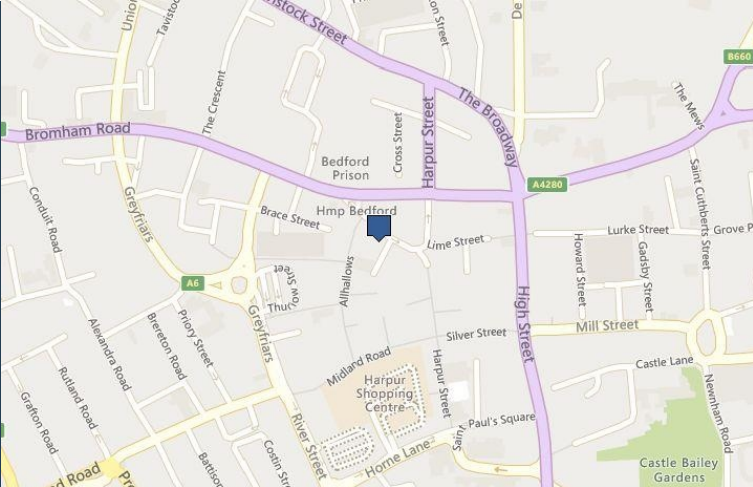
Bedford, MK40 1EP

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

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Location

- Situated in the heart of Bedford town centre, 24 St Loyaes Street enjoys a highly convenient position just moments from the pedestrianised High Street, offering an excellent selection of shops, cafés, restaurants, and everyday amenities.
- Bedford Bus Station is just a short walk away, while Bedford Railway Station is within easy walking distance, providing fast and regular services to London St Pancras International and beyond, making the property ideal for commuters.

 Google Maps

[Click here](#)



Description

- This previously double fronted unit has been split to provide option for two smaller units
- A well-presented ground floor retail unit suitable for a variety of occupiers,retailers, service line industry or other uses, subject to relevant planning permission.
- An ideal opportunity for a new or expanding business, offering an attractive and manageable trading space with excellent potential.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £9,500 . VAT is not payable

Accommodation (Net Internal Area*)

Ground Floor	39.2 SQ M	422 SQ FT
Total	39.2 SQ M	422 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D 85

Business Rates: The rateable value is £7,700.
For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

WILLIAM FOUNTAINE

william.fountaine@eddisons.com